088.0	0001	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	693,200	/	693,200
USE VALUE:	693,200	/	693,200
ASSESSED:	693,200	/	693,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	68 WOODSIDE LANE LLC
Owner 2:	C/O RICHARD FINACCHIARO
Owner 3:	
Street 1:	19 LIBERTY STREET
Street 2:	
Twn/City:	NATICK
St/Prov:	MA Cntry: Own Occ: N
Postal:	01760 Type:

PREVIOUS OWNER

Owner 1:	RINGLER GEORGE W-VIRGINIA -
Owner 2:	-
Street 1:	68 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2017, having primarily Vinyl Exterior and 3556 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7170.000	248,600		444,600	693,200
Total Card	0.165	248,600		444,600	693,200
Total Parcel	0.165	248,600		444,600	693,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 194.94 | /Parcel: 194.94

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 55558

GIS Ref

GIS Ref

Insp Date 06/15/17

!7133!

PREVIOUS ASSESSMENT

Parcel ID 088.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,600	0	7,170.	444,600	693,200		Year end	12/23/2021
2021	101	FV	248,600	0	7,170.	444,600	693,200		Year End Roll	12/10/2020
2020	101	FV	248,600	0	7,170.	444,600	693,200	693,200	Year End Roll	12/18/2019
2019	101	FV	191,700	0	7,170.	450,900	642,600	642,600	Year End Roll	1/3/2019
2018	101	FV	101,800	0	7,170.	336,600	438,400	438,400	Year End Roll	12/20/2017
2017	101	FV	55,900	0	7,170.	304,800	360,700	360,700	Year End Roll	1/3/2017
2016	101	FV	93,200	0	7,170.	292,100	385,300	385,300	Year End	1/4/2016
2015	101	FV	92,800	0	7,170.	247,700	340,500	340,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:04:43

LAST REV

Date	Time
05/16/19	14:36:38
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7133

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RINGLER GEORGE	65383-183		5/18/2015	Estate/Div	290,000	No	No		Virginia Ringler d.o.d. 6/29/2004 Bk 65383 Pg
	8799-416		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/21/2016	1550	New Buil	377,000	O				
6/17/2016	811	Demoliti	8,000					demolish existing

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2019	Permit Visit	DGM	D Mann
6/19/2018	Permit Visit	DGM	D Mann
6/15/2017	Meas/Inspect	DGM	D Mann
5/16/2017	Permit Visit	DGM	D Mann
7/25/2016	Permit Visit	PT	Paul T
3/30/2009	Measured	197	PATRIOT
11/3/2000	Hearing N/C	189	PATRIOT
1/27/2000	Entry Denied	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55558
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7170		Sq. Ft.	Site		0	70.	0.89	5									444,568						444,600	

Total AC/HA:	0.16460	Total SF/SM:	7170	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	444,568	Spl Credit		Total:	444,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	65.	%
Override:			%
	Total:	65.42	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94527555
Const Adj.:	0.99989998
Adj $ / SQ:	118.148
Other Features:	88747
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718875
Depreciation:	470288
Depreciated Total:	248587

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: 2 | HB 1

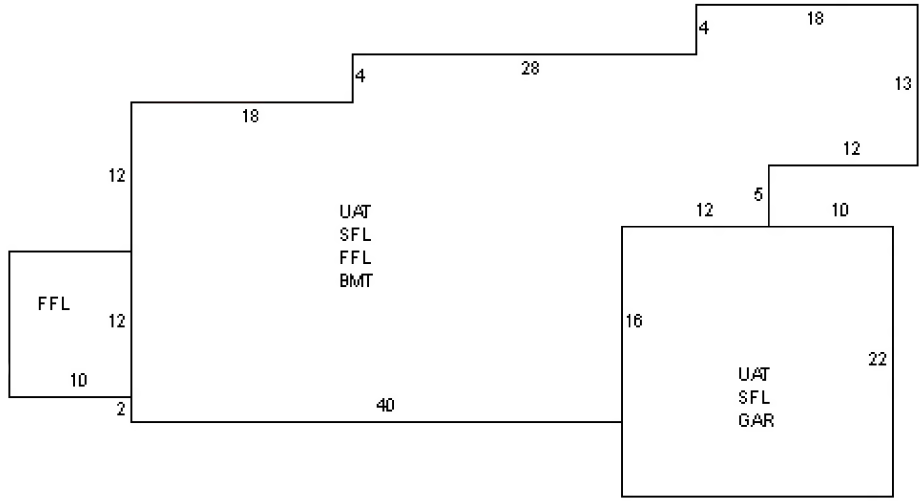
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	4	2	
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	142.96
Special Features:	0	Val/Su Net:	41.39
Final Total:	248600	Val/Su SzAd	69.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,960	118.150	231,569
FFL	First Floor	1,596	118.150	188,564
BMT	Basement	1,476	35.440	52,316
UAT	Upper Attic	490	47.260	23,157
GAR	Garage	484	20.160	9,759

Net Sketched Area: 6,006 | Total: 505,365

Size Ad 3556 | Gross Area 7476 | FinArea 3556

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1988	0.00	T	24.8	101						
2	Frame Shed	D	Y	1	8X20	A	AV	1960	0.00	T	40	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

088.0-0001-0014.0

IMAGE

AssessPro Patriot Properties, Inc